Manitoba

Annual Report 1986 - 87

Housing

The Manitoba
Housing and Renewal
Corporation

Manitoba

Minister of Housing

Room 343
Legislative Building
Winnipeg, Manitoba, CANADA
R3C 0V8
(204) 945-4343

The Honourable George Johnson
Lieutenant-Governor of Manitoba
Room 235, Legislative Building
Winnipeg, Manitoba

May It Please Your Honour:

I have the privilege of presenting, for the information of Your Honour, the Annual Report of The Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1987.

Respectfully submitted,

Gerald Ducharme

Manitoba

Deputy Minister of Housing

603-287 Broadway
Winnipeg, Manitoba, CANADA
R3C 0R9

The Honourable Gerald Ducharme
Minister of Housing
Room 317, Legislative Building
Winnipeg, Manitoba

Dear Sir:

I have the honour of submitting for your information The Annual Report of The Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1987.

During this fiscal year we successfully undertook the arduous task of assimilating into the provincial portfolio a variety of programs which had previously been federal or shared federally-provincially. While the federal government, through Canada Mortgage and Housing Corporation, will maintain financial involvement in these programs, delivery will be almost exclusively a provincial responsibility. This has been accomplished without a significant increase in staff levels and recognizing the necessity for fiscal restraint.

Through various provincial initiatives, the Department continues to play a significant role in the housing market to achieve the social goal of improving the quality of housing available to Manitobans, and the economic goals of providing an overall stimulus, and facilitating renewal and rehabilitation of inner-city housing stock.

I believe the accomplishments outlined in this Annual Report reflect the Department's commitment to ensuring good quality, affordable housing for Manitobans.

Respectfully submitted,

Saul Schubert

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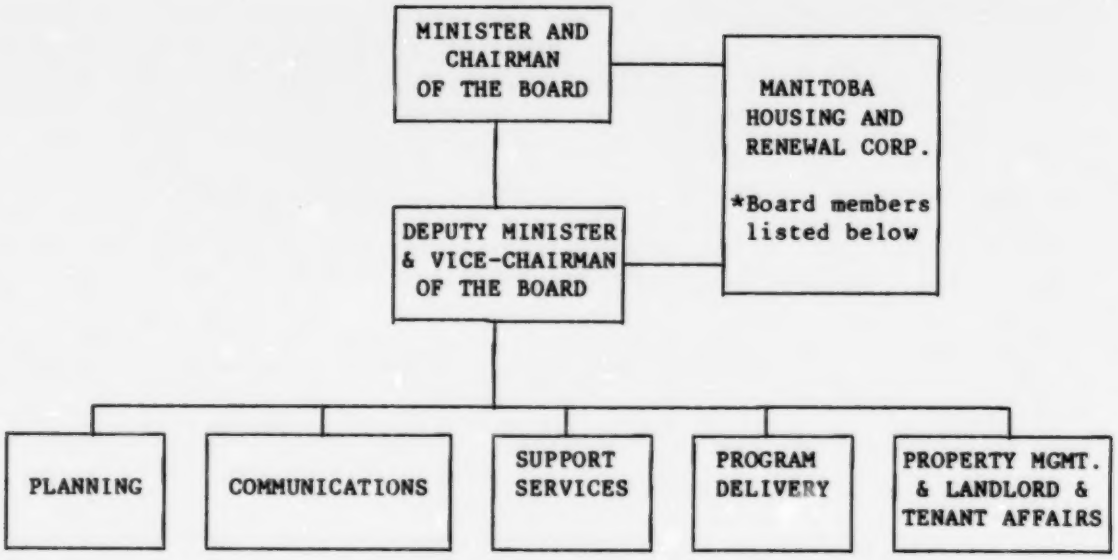
THE MANITOBA HOUSING AND RENEWAL CORPORATION



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* BOARD OF DIRECTORS: (As at March 31, 1987)

Chair: Honourable Maureen Hemphill
Vice-Chair: Saul Schubert

BOARD MEMBERS
D. Ilich
G. Julius
W. Kennedy
K. Cassin

OFFICERS OF THE BOARD
H.N. Dubowits, Secretary of the Corporation

Members of the Board of Directors of the Manitoba Housing and Renewal Corporation function as division heads of the department. The corporation has no staff, with all services to the corporation provided by the department.

CRITICAL HOME REPAIR PROGRAM - LOW-INCOME

The Critical Home Repair Program was implemented to extend the life of existing housing stock. The low income component of the program provides eligible low income homeowners, whose houses are five years old or older, low interest loans and loan forgiveness to assist with critical repairs to their homes.

In this fiscal year a total of 455 applications were approved.

Commitments this fiscal year totalled $945,507.

Note: The pensioner component of this program is financed by Manitoba Housing and is shown in the departmental section of this annual report.

CORE AREA INFILL HOUSING PROGRAM

This program is designed to stimulate construction and rehabilitation and to provide affordable housing in Winnipeg's core area.

Homes specifically designed to fit on narrow 25 or 30 foot lots and to be architectually compatible with existing houses are built and sold to the general public. Low interest, five year open term, 25 year amortization mortgages are provided to enable lower income families to afford the homes.

Lots are secured from the City of Winnipeg by way of a trust agreement, as well as from private landowners. During this fiscal year, mortgage financing in the amount of $2,959,101 was arranged for 65 units. Disbursements totaled $1,349,838. Since program inception in 1982, 128 units have been built.

BUY AND RENOVATE

The Buy and Renovate program was designed to upgrade existing older housing stock. Assistance in the form of a low interest mortgage was offered to qualifying homebuyers on homes 30 years or older which cost $35,000 or less, and on which an additional minimum of $10,000 would be spent for renovations. Since the inception of the program in August 1982, 140 homes have qualified under the Buy and Renovate program.

During the fiscal year under review, nine homes qualified under the Buy and Renovate program, resulting in a commitment of $345,811.

Through the Turnkey component of Buy and Renovate, under which M.H.R.C. purchases older homes in the core area, rehabilitates them, and resells them to the public, four homes have been renovated at a cost of $195,871.

RENTALSTART

Introduced in 1984, this program was designed to encourage private developers to increase the province's stock of rental units in an effort to alleviate the low vacancy rate, as well as to promote employment in the construction industry.

During this fiscal year, mortgage financing in the amount of $2,241,625 was arranged for 72 rural suites. Disbursements totalled $854,251.

Also during this fiscal year, mortgage financing in the amount of $930,000 was arranged for 24 seniors suites. Disbursements totalled $240,492.

MOBILE HOME LOAN GUARANTEE PROGRAM

The Mobile Home Loan Guarantee Program, introduced in April, 1979, brings to purchasers of mobile homes benefits which assist them in financing their housing units through approved lenders.

Loans are guaranteed, to approved applicants, for the acquisition of a mobile home. The guarantee enables the lender to provide the loan at lower interest rates and for longer terms, resulting in lower monthly payments by the borrower.

Program Summary	Number	Amount
FISCAL YEAR - April 1, 1986 to March 31, 1987		
Applications received	196	$ 5,874,001
Applications cancelled/ineligible	20	131,530
TOTAL APPLICATIONS APPROVED:	176	$ 5,742,471
Claim settlements paid to lenders	0	0

COOPERATIVE HOMESTART PROGRAM

This program was implemented to provide an incentive to purchase and rehabilitate existing apartment buildings, to convert non-residential buildings to multiple unit dwellings or to encourage new construction of cooperative housing. Assistance is available to all incorporated non-profit housing cooperatives, and is provided in three programs.

Complementary Assistance (Program I): Provides cooperatives undertaking the construction of new housing cooperatives with additional financial assistance to that which is provided by Canada Mortgage and Housing Corporation. This is in the form of grants to improve the viability of newly constructed housing cooperatives by providing a subsidy for income-tested occupants. During the 1986/87 fiscal year, three cooperatives were assisted for a total expenditure of $118,845.

Mortgages for Renovations and/or Conversions (Program II): This portion of the program, funded through The Manitoba Housing and Renewal Corporation, encourages the rehabilitation of existing older housing and the conversion of existing under-utilized, non-residential buildings to residential use. Financial assistance in the form of a mortgage loan at a reduced interest rate is available to eligible housing cooperatives who wish to participate in this program. During the current fiscal year, one mortgage loan application was approved totalling $304,783 for 27 units.

Technical Resource Group Assistance (Program III): Additional assistance is provided by the department in the form of a start-up grant. Further information on this is provided in the departmental portion of this annual report.

ASPEN PARK CONDOMINIUM CONVERSION

Aspen Park was turned over to the province in 1972 and was assumed by M.H.R.C. in 1985. Plans called for the renovation of all 194 units, with 134 to be sold as condominiums and the remaining 60 to be retained for rental.

As of March 31, 1987 a total of $4,988,471 had been expended on the Aspen Park project, with $4.6 million of this expended in the 86/87 fiscal year. This provided for the upgrading of sewer, waterworks and roads, in addition to rehabilitation work on the 194 units, not yet completed at the end of the fiscal year. In addition, work began to convert the existing school building to a recreation complex.

Also, an Aspen Park condominium corporation was formed at the end of the fiscal year. A total of 96 condominium units had been sold and an additional 44 units had been rented.

WOODLANDS SUBDIVISION

To meet the need for new housing stock in the Town of Selkirk, MHRC is developing a new residential housing subdivision comprised of 15.05 hectares (37.2 acres) over two phases.

Phase I consists of 43 lots involving 8.17 hectares (20.2 acres). As of March 31 1987, $2,863,915 had been expended, with $134,869 expended this fiscal year. Thirty-three of the 43 lots had been sold and Phase II, involving 6.88 hectares (17.0 acres), was nearing completion of the planning stage.

MEADOWS WEST SUBDIVISION

Meadows West is an MHRC planned and developed residential subdivision located in the North West corner of Winnipeg. Developed in planned phases beginning in 1983, the subdivision consists of 633 residential lots, most with 50 foot frontages, and includes an abundance of open park space, a lake and two apartment buildings.

The lots are made available at affordable prices to individuals and builders, attracting many families to this growing community. An elementary school (grades K-8), adjacent to a park area, is planned for the community. As of March 31 1987, 630 lots have been developed at a cost of $14,237,697. Total expenditures this fiscal year were $1,242,491. This fiscal year, 94 lots were leased or sold for a cummulative total of 570.

THE PAS MOBILE HOME SUBDIVISION

The 40 lots serviced in this fiscal year represent the second and final stage of The Pas Mobile Home Subdivision, begun in 1977. The amount of $57,853 was expended this fiscal year to provide trailer hook-up services for 40 lots on Bagshaw Crescent as well as service connection wells, trailer pads and underground electrical services, as required under the Development Agreement with the Town of The Pas.

FINANCING FOR COMMUNITY RESIDENCES

This program, comprised of two distinct components, provides mortgage financing to non-profit groups to establish residential beds for persons with special needs. The groups are first approved by the Department of Community Services, and are then eligible to receive mortgage financing for renovation of an existing structure or construction of new housing.

The Welcome Home component provides community-integrated living accommodation for the mentally handicapped in a group home setting. During the 1986/87 fiscal year, 41 projects were approved, providing 182 beds, for a total expenditure of $4,823,932, bringing the program's cumulative total to 239 beds.

FINANCING FOR COMMUNITY RESIDENCES cont.

The second component is the Emergency Shelter Program which provides short-term accommodation at no cost to special needs groups such as abused women and their children seeking refuge. Three projects totalling 24 beds were approved during the 1986/87 fiscal year, for an expenditure of $672,000 bringing this program's cumulative total, since inception in 1985, to 224 beds.

SPECIAL NEEDS HOUSING

MHRC works in close cooperation with non-profit groups and organizations to provide accessible housing for Manitobans with severe physical disabilities. Apartments in public non-profit projects, as well as in the private rental marketplace, are modified to meet the physical needs of the residents. Rent subsidies and support services are available to assist the residents in achieving maximum independence.

In the fiscal year under review, MHRC in co-venture with Housing With an Independent Difference Inc. (HIDI) began work to provide a supportive living environment for handicapped persons with cerebral palsy. Eight specially modified apartments will be provided in a new family housing block developed and owned by MHRC in which attendant care staff will be on-call to respond to tenants' physical requirements. This support, funded through the Continuing Care program of Manitoba Health, will be offered through the Independent Living Resource Centre, Inc., a non-profit resource group for disabled persons.

RURAL MORTGAGE LENDING PROGRAM

Under the Rural Mortgage Lending Program, MHRC acts as the guarantor for residents of rural communities who have been refused mortgage financing because their property is not connected to a public sewage system.

MHRC entered into a special agreement with the Co-Operative Credit Society of Manitoba (C.C.S.M.), whereby MHRC provides guarantees for the mortgages administered by various credit unions under the C.C.S.M.

As at March 31, 1987, there were eight guaranteed loans still outstanding, totalling $207,649.

RURAL AND NORTHERN HOUSING PROGRAM

The Rural and Northern Housing Program is a Federal/Provincial undertaking under the provisions of Section 40 of The Northern Housing Act.

The program operates in communities with populations of 2,500 or less and provides for the development and operation of self-contained rental duplex and motel-type units for senior citizens and single detached rental units for families.

RURAL AND NORTHERN HOUSING PROGRAM cont.

Costs for this program are shared by MHRC and the Canada Mortgage and Housing Corporation. CMHC provides 75% of the capital and operating costs and MHRC provides the remaining 25%. Rents for these units are geared to tenant income in accordance with the MHRC rental scale. MHRC plays the lead role in project development and owns the units.

RURAL AND NORTHERN HOUSING PROGRAM
Committed April 1986 to March 31, 1987

LOCATION	UNIT TYPE	NUMBER OF UNITS	CAPITAL COST
BALMORAL	E	6	$ 300,366
HODGSON	E	6	342,000
POWERVIEW	E	4	220,570
ASHERN	F	6	348,000
NIVERVILLE	F	1	77,290
CORMORANT	E	2	118,000
ERICKSON	F	4	238,880
PELICAN RAPIDS	E	2	118,000
FOXWARREN	E	6	257,165
ASHERN	E	12	684,000
BIRCH RIVER	E	12	684,000
GRAND MARAIS	E	8	456,000
GRUNTHAL	E	12	641,612
LAURIER	E	4	167,650
WHITEMOUTH	F	1	88,000
CROSS LAKE	E	2	112,000
LASALLE	E	6	342,000
VICTORIA BEACH	E	4	228,000
BLUMBNORT	F	8	405,175
OAKBURN	F	2	176,000
		108	$6,004,708

E denotes elderly

F denotes family

REMOTE HOUSING PROGRAM CONVERSIONS

A number of homes were developed prior to 1975 in northern and remote areas of the province under the earlier Remote Housing Program. Initially, this program was a rent-oriented program with provisions in the lease whereby the tenants were permitted to accumulate the rental payments toward the eventual purchase of the homes.

During the fiscal year ending March 31, 1987, 11 remote homes were converted to ownership.

URBAN NATIVE NON-PROFIT HOUSING PROGRAM

The Urban Native program is a federal-provincial initiative which assists non profit native corporations to provide affordable, adequate rental housing to native families in need. Total capital costs are financed by the province, and ongoing operating costs, including loan repayment, are shared on a 75-25 percent basis by the federal and provincial governments.

The non-profit native groups play the lead role in project development and own the building. They are also responsible for tenanting and ongoing property management.

URBAN NATIVE NON-PROFIT HOUSING PROGRAM
Committed April 1, 1986 to March 31, 1987

Non-Profit Corporation	Location	No. of Units	Capital Costs
Aiyawin	Winnipeg	64	$ 4,621,741
Anicinabe	Dauphin	24	1,445,654
Dakota Ojibway	Brandon, Winnipeg, Portage la Prairie, Virden	30	1,908,263
Kanata	Winnipeg	25	1,534,002
Keewatin Housing Assn.	Thompson	10	699,658
Kinew Housing Corp.	Winnipeg	2	143,714
Swan River	Swan River	12	772,832
		167	$11,125,864

PRIVATE NON-PROFIT HOUSING PROGRAM

MHRC and CMHC provide assistance to non-profit groups to develop non-profit housing for families and seniors. These groups may, in some instances, provide equity toward the project. Capital costs of the project under this program are provided by the province, with ongoing operating costs, including loan repayment, subsidized on a 75-25 percent basis by the federal and provincial governments. Under this program, the non-profit groups own the projects and are responsible for ongoing property management.

PRIVATE NON-PROFIT HOUSING PROGRAM
Committed April 1, 1986 to March 31, 1987

LOCATION/NAME OF PROJECT	UNIT TYPE	NUMBER OF UNITS	CAPITAL COST
622 Elgin, Winnipeg	F	2	$ 89,802
640 Selkirk, Winnipeg	F	6	308,180
730 Alexander, Winnipeg	F	6	346,500
635 Pacific, Winnipeg	F	1	56,775
650 Alexander, Winnipeg	F	1	66,000
Sherbrook and Logan, Winnipeg	F	38	2,502,090
		54	$3,369,347

E denotes elderly
F denotes family

Note: All the above projects are owned by Winnipeg Housing Rehabilitation Corporation.

PUBLIC NON-PROFIT HOUSING PROGRAM (MHRC-OWNED)

The Public Non-Profit Housing Program is aimed at providing adequate and affordable housing for low-income seniors and families. The need for these projects is determined by the waiting lists at MHRC housing authorities and through need and demand studies in communities. The housing projects are owned and capital-funded by MHRC.

Ongoing operating costs, including loan repayment, are shared on a 75-25 percent basis by the federal and provincial governments.

PUBLIC NON-PROFIT HOUSING PROGRAM (MHRC OWNED)
Committed April 1, 1986 to March 31, 1987

LOCATION/NAME	UNIT TYPE	NUMBER OF UNITS	CAPITAL COST
Altona	F	5	$ 289,840
27 Balmoral, Winnipeg	F	40	3,162,053
Birds Hill	E	8	458,850
26th Street, Brandon	F	21	1,251,427
Dufferin, Winnipeg	F	28	1,814,900
Good Street, Winnipeg	F	37	2,729,307
Kate and Elgin, Winnipeg	F	5	323,651
388 Kennedy St., Winnipeg	F	24	1,858,694
Langside St., Winnipeg	F	10	624,791
Morden	F	10	516,971
Morrow, Winnipeg	F	50	3,144,188
Eaton Avenue	F	40	3,039,400
Steinbach	F	10	501,185
Swan River	F	14	905,190
The Pas	F	15)	1,982,809
	E	15)	
Ulster and Alverstone, Winnipeg	F	8	568,400
Ulster and Sutton, Winnipeg	F	12	803,400
Virden	E	38	1,834,530
621 William, Winnipeg	F	5	277,298
Winkler	F	14	702,255
Wynford and Kildare, Winnipeg	F	48	3,237,184
		457	$30,026,323

E denotes Elderly
F denotes Family

SUMMARY:
- 0 Elderly Persons Housing Units (Winnipeg)
- 61 Elderly persons Housing Units (non-Winnipeg)
- 307 Family Housing Units (Winnipeg)
- 89 Family Housing Units (non-Winnipeg)

RENT SUPPLEMENT PROGRAM

Rent supplement is a federal-provincial cost-shared program which exists to reduce the rental charges of low-income tenants in certain private market suites.

For the fiscal year ending March 31, 1987, total benefits under the program were $2,878,398 of which CMHC's share was $1,193,692 and the provincial share was $1,684,706.

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
INTERLAKE - AREA #2											
ARBORG	19	10	14	-	-	-	-	-	-	-	43
ASHERN	20	17	-	-	-	-	-	-	-	-	37
BALMORAL	-	-	6	-	-	-	-	-	-	-	6
CLANDEBOYE	-	-	-	1	-	-	-	-	-	-	1
ERIKSDALE	12	7	8	1	-	-	-	-	-	-	28
FISHER BRANCH	20	-	-	7	-	-	-	-	-	-	27
FRASERWOOD	-	-	12	-	-	-	-	-	-	-	12
GIMLI	36	-	12	25	-	-	-	11	-	-	84
GUNTON	-	-	-	1	-	-	-	-	-	-	1
HODGSON	-	-	6	-	-	-	-	-	-	-	6
INWOOD	-	-	10	1	-	-	-	12	11	-	23
KOMARNO	-	-	4	-	-	-	-	-	-	-	4
LUNDAR	-	-	8	-	-	-	-	18	-	-	26
MOOSEHORN	-	-	12	-	-	-	-	-	-	-	12
OAK POINT	-	-	6	-	-	-	-	-	-	-	6
PINE DOCK	-	-	-	4	-	-	-	-	-	-	4
POPLARFIELD	-	-	8	-	-	-	-	-	-	-	8
RIVERTON	24	9	-	14	-	-	-	-	-	-	47
ST MARTIN	-	-	2	-	-	-	-	-	-	-	2
ST. LAURENT	20	34	-	-	-	-	-	-	-	-	54
SELKIRK	139	192	-	-	-	-	131	35	-	-	497
STONEWALL	28	6	-	-	-	-	-	40	-	-	74
STONY MOUNTAIN	-	-	12	-	-	-	-	-	-	-	12
TEULON	18	-	-	12	-	-	-	25	-	-	55
WHYTEWOLD	-	-	-	1	-	-	-	-	-	-	1
WINNIPEG BEACH	12	-	8	-	-	-	-	-	-	-	20
WOODLANDS	-	-	-	-	-	-	-	24	14	-	24
TOTAL	**348**	**275**	**128**	**67**	**-**	**-**	**131**	**165**	**25**	**-**	**1114**

*** NOT INCLUDED IN TOTALS**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
EASTMAN - AREA #3											
ANOLA	-	-	-	-	-	-	-	12	-	-	12
BEAUSEJOUR	55	14	-	6	-	-	-	50	-	-	125
BERENS RIVER	-	-	-	17	-	-	-	-	-	-	17
BLOODVEIN	-	-	-	3	-	-	-	-	-	-	3
BLUMENORT	-	-	-	-	-	-	-	12	-	-	12
COOK'S CREEK	-	-	-	-	-	-	-	10	-	-	10
DOMINION CITY	-	-	6	-	-	-	-	14	-	-	20
DUGALD	-	-	-	-	-	-	-	10	-	-	10
EAST SELKIRK	-	-	12	-	-	-	-	-	-	-	12
GARSON	12	-	-	-	-	-	-	-	-	-	12
GREAT FALLS	-	-	-	1	-	-	-	-	-	-	1
GRUNTHAL	18	-	2	-	-	-	-	-	-	-	20
HADASHVILLE	-	-	4	3	-	-	-	-	-	-	7
ILE DES CHENES	12	-	-	-	-	-	-	-	-	-	12
LA BROQUERIE	-	-	-	-	-	-	-	7	-	-	7
LAC DU BONNET	24	10	-	-	-	14	-	-	-	-	48
LITTLE GRAND RAPIDS	-	-	-	5	-	-	-	-	-	-	5
LOCKPORT	-	-	-	1	-	-	-	-	-	-	1
LORETTE	14	6	-	-	-	-	-	-	-	-	20
MANIGOTOGAN	-	-	-	7	-	-	-	-	-	-	7
MIDDLEBRO	-	-	4	4	-	-	-	-	-	-	8
MITCHELL	-	-	-	3	-	-	-	-	-	-	3
NEW BOTHWELL	-	-	-	1	-	-	-	-	-	-	1
NIVERVILLE	15	-	-	5	-	-	-	-	-	-	20
OAKBANK	-	-	-	-	-	14	-	-	-	-	14
PINE FALLS	-	-	-	-	-	-	-	18	-	-	18
PINEY	-	-	10	3	-	-	-	-	-	-	13
POWERVIEW	-	7	-	-	-	-	-	-	-	-	7

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
EASTMAN - AREA #3 (cont'd)											
PRAWDA	-	-	2	-	-	-	-	-	-	-	2
PRINCESS HARBOR	-	-	-	2	-	-	-	-	-	-	2
RICHER	-	-	8	-	-	-	-	-	-	-	8
ST. ADOLPHE	-	-	12	-	-	-	-	-	-	-	12
ST. GEORGE	15	-	-	-	-	-	-	-	-	-	15
ST. MALO	-	-	-	-	-	-	-	47	-	-	47
ST. PIERRE-JOLYS	-	9	-	-	-	-	-	30	-	-	39
STE. AGATHE	12	-	-	-	-	-	-	-	-	-	12
STE. ANNE	-	4	-	-	-	-	-	55	26	-	59
SEYMOURVILLE	-	-	-	5	-	-	-	-	-	-	5
SOUTH JUNCTION	-	-	2	5	-	-	-	-	-	-	7
SPRAGUE	-	-	12	8	-	-	-	-	-	-	20
STEINBACH	-	20	-	-	-	-	21	136	1	-	177
TOLSTOI	-	-	-	1	-	-	-	-	-	-	1
TYNDALL	-	-	12	-	-	-	-	-	-	-	12
VASSAR	-	-	8	6	-	-	-	-	-	-	14
VICTORIA BEACH	-	-	-	1	-	-	-	-	-	-	1
VITA	19	-	13	2	-	-	-	-	-	-	34
WHITEMOUTH	12	-	-	2	-	-	-	-	-	-	14
WOODRIDGE	-	-	10	3	-	-	-	-	-	-	13
TOTAL	**208**	**70**	**117**	**94**	**-**	**28**	**21**	**401**	**27**	**-**	**939**

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
SOUTH CENTRAL - AREA #4											
ALTONA	18	20	-	-	-	-	5	57	1	-	100
ARDEN	-	-	-	1	-	-	-	-	-	-	1
AUSTIN	10	-	-	-	-	-	-	-	-	-	10
BALDUR	-	-	-	1	-	-	-	9	-	-	10
CARMAN	47	15	-	-	-	-	-	54	-	-	116
CRYSTAL CITY	-	-	-	1	-	-	-	20	-	-	21
CYPRESS RIVER	-	-	-	-	-	-	-	12	2	-	12
ELIE	-	-	-	-	-	-	-	12	1	-	12
ELM CREEK	-	-	-	-	-	-	-	10	-	-	10
EMERSON	16	-	-	1	-	-	-	12	-	-	29
GLADSTONE	-	-	-	1	-	-	-	38	-	-	39
GRETNA	17	9	-	-	-	-	-	-	-	-	26
HOLLAND	-	-	-	-	-	-	-	15	-	-	15
LANGRUTH	-	-	4	-	-	-	-	-	-	-	4
LA RIVIERE	-	-	-	-	-	-	-	12	2	-	12
LETELLIER	-	-	4	-	-	-	-	-	-	-	4
LOWE FARM	-	-	-	-	-	-	-	18	-	-	18
MACGREGOR	12	-	-	1	-	-	-	13	-	-	26
MANITOU	-	17	-	-	-	-	-	17	-	-	34
MIAMI	-	-	-	-	-	-	-	18	1	-	18
MORDEN	24	25	-	-	-	-	18	58	-	6	125
MORRIS	14	16	12	1	-	-	-	23	-	-	66
NOTRE DAME DE LOURDES	12	-	12	2	-	-	-	-	-	-	26
OAKVILLE	-	-	10	-	-	-	-	-	-	-	10
PILOT MOUND	-	8	-	-	-	-	-	24	-	-	32
PLUM COULEE	18	-	12	-	-	-	-	-	-	-	30
PORTAGE LA PRAIRIE	135	121	-	-	-	-	138	167	-	38	561
RATHWELL	-	-	-	-	-	-	-	10	-	-	10
ROSENFELD	-	-	-	-	-	-	-	14	-	-	14

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
SOUTH CENTRAL - AREA #4 (cont'd)											
ST. CLAUDE	-	4	8	-	-	-	-	12	-	-	24
ST. EUSTACHE	-	-	12	-	-	-	-	-	-	-	12
ST. JEAN BAPTISTE	-	-	-	-	-	-	-	12	-	-	12
ST. LEON	-	-	4	1	-	-	-	-	-	-	5
SOMERSET	-	7	-	-	-	-	-	30	-	-	37
STARBUCK	-	-	-	-	-	-	-	8	-	-	8
SWAN LAKE	-	-	-	1	-	-	-	12	4	-	13
TREHERNE	-	-	4	1	-	-	-	14	-	-	19
WINKLER	12	37	-	-	-	-	14	115	-	-	178
WELLWOOD	-	-	-	1	-	-	-	-	-	-	1
TOTAL	**335**	**279**	**82**	**13**	**-**	**-**	**175**	**816**	**11**	**44**	**1700**

* NOT INCLUDED IN TOTAL

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
WESTMAN - AREA #5											
ANGUSVILLE	-	-	6	-	-	-	-	-	-	-	6
BELMONT	12	-	-	-	-	-	-	-	-	-	12
BINSCARTH	12	-	4	3	-	-	-	-	-	-	19
BIRTLE	-	6	4	2	-	-	-	30	-	-	42
BOISSEVAIN	23	9	2	-	-	-	-	-	-	-	34
BRANDON	354	280	-	-	1	32	86	171	-	38	924
BROOKDALE	-	-	2	-	-	-	-	-	-	-	2
CARBERRY	-	10	-	4	-	-	-	27	5	-	41
CARTWRIGHT	12	4	-	-	-	-	-	-	-	-	16
DELORAINE	18	7	-	-	-	-	-	-	-	-	25
DOUGLAS	-	-	-	1	-	-	-	-	-	-	1
EDEN	-	-	-	1	-	-	-	-	-	-	1
ELKHORN	12	-	-	5	-	-	-	-	-	-	17
ELPHINSTONE	-	-	4	-	-	-	-	-	-	-	4
ERICKSON	9	5	-	-	-	-	-	12	-	-	26
GLENBORO	14	5	-	-	-	-	-	12	-	-	31
GOODLANDS	-	-	4	1	-	-	-	-	-	-	5
HAMIOTA	-	6	-	-	-	-	-	45	-	-	51
HARTNEY	-	6	-	-	-	-	-	18	-	-	24
KENTON	-	-	8	-	-	-	-	-	-	-	8
KILLARNEY	15	12	-	-	-	-	-	34	-	-	61
McAULEY	-	-	4	-	-	-	-	-	-	-	4
MELITA	-	8	-	-	-	-	-	50	-	-	58
MINIOTA	-	-	-	3	-	-	-	12	11	-	15
MINNEDOSA	56	7	-	-	-	-	-	24	-	-	87
MINTO	-	-	4	-	-	-	-	-	-	-	4
NEEPAWA	56	15	-	-	50	-	-	69	-	1	190
NEWDALE	-	-	-	-	-	-	-	14	5	-	14

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
WESTMAN - AREA #5 (cont'd)											
OAK LAKE	12	-	8	-	-	-	-	-	-	-	20
OAKBURN	-	-	4	1	-	-	-	-	-	-	5
ONANOLE	-	-	8	2	-	-	-	-	-	-	10
RAPID CITY	10	-	-	-	-	-	-	-	-	-	10
RESTON	-	-	-	-	-	-	-	20	-	-	20
RIVERS	12	12	-	3	-	-	-	10	-	-	37
ROSSBURN	14	-	-	3	-	-	-	-	-	-	17
RUSSELL	40	19	-	-	-	-	-	12	-	-	71
ST. LAZARE	12	15	-	-	-	-	-	-	-	-	27
SANDY LAKE	-	-	12	1	-	-	-	-	-	-	13
SHOAL LAKE	-	-	-	-	-	-	-	18	-	-	18
SOURIS	16	7	12	-	-	32	-	11	6	-	78
STRATHCLAIR	-	-	12	-	-	-	-	12	-	-	24
VIRDEN	-	15	-	-	-	-	-	44	-	-	59
VISTA	-	-	-	1	-	-	-	-	-	-	1
WAWANESA	-	-	-	-	-	-	-	12	-	-	12
WASKADA	-	-	6	-	-	-	-	-	-	-	6
TOTAL	**709**	**457**	**104**	**31**	**51**	**64**	**86**	**657**	**27**	**39**	**2150**

* NOT INCLUDED IN TOTAL

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
PARKLAND - AREA #6											
ALONSA	-	-	12	1	-	-	-	-	-	-	13
AMARANTH-BACONRIDGE	-	-	-	2	-	-	-	-	-	-	2
BENITO	12	-	18	-	-	-	-	-	-	-	30
BIRCH RIVER	-	-	14	23	-	-	-	-	-	-	37
BOWSMAN	9	-	-	6	-	-	-	-	-	-	15
CAMPERVILLE	-	-	12	18	-	-	-	-	-	-	30
CRANE RIVER	-	-	12	11	-	-	-	-	-	-	23
DAUPHIN	193	45	-	-	-	-	-	29	-	8	267
DUCK BAY	-	-	4	7	-	-	-	-	-	-	11
EDDYSTONE	-	-	12	-	-	-	-	-	-	-	12
ETHELBERT	20	-	-	2	-	-	-	-	-	-	22
FORK RIVER	-	-	-	2	-	-	-	-	-	-	2
GILBERT PLAINS	18	6	-	-	-	-	-	12	-	-	36
GLENELLA	-	-	10	-	-	-	-	-	-	-	10
GRANDVIEW	18	11	-	-	-	-	-	16	-	-	45
INGLIS	-	-	10	-	-	-	-	-	-	-	10
KELWOOD	-	-	10	3	-	-	-	-	-	-	13
LAURIER	-	-	4	2	-	-	-	-	-	-	6
MALLARD	-	-	2	9	-	-	-	-	-	-	11
McCREARY	12	1	-	4	-	-	-	-	-	-	17
MINITONAS	18	12	-	-	-	-	-	12	-	-	42
OCHRE RIVER	12	-	-	4	-	-	-	-	-	-	16
PINE RIVER	-	-	10	8	-	-	-	-	-	-	18
RIDING MOUNTAIN	-	-	-	1	-	-	-	-	-	-	1
ROBLIN	21	30	-	7	-	-	-	47	-	-	105
RORKETON	-	-	8	-	-	-	-	-	-	-	8
SIFTON	-	-	8	-	-	-	-	-	-	-	8

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	FPH	RURAL & NORTHERN SECTION 40 EPH	FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	FPH	E&IPH	* RENT SUPPLEMENT EPH	FPH	TOTAL
PARKLAND - AREA #6 (cont'd)											
STE. ROSE DU LAC	29	6	24	1	-	-	-	-	-	-	60
SWAN RIVER	80	45	-	-	-	-	42	-	-	-	167
WATERHEN	-	-	4	-	-	-	-	-	-	-	4
WINNIPEGOSIS	-	16	22	3	-	-	-	13	-	-	54
TOTAL	**442**	**172**	**196**	**114**	**-**	**-**	**42**	**129**	**-**	**8**	**1095**

* NOT INCLUDED IN TOTAL

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
NORMAN WEST - AREA #7											
BARROWS	-	-	-	8	-	-	-	-	-	-	8
CORMORANT	-	-	-	18	-	-	-	-	-	-	18
CRANBERRY PORTAGE	-	8	4	-	-	-	-	-	-	-	12
DAWSON BAY	-	-	-	1	-	-	-	-	-	-	1
EASTERVILLE	-	-	-	10	-	-	-	-	-	-	10
FLIN FLON	36	54	-	-	45	-	16	20	16	-	171
GRAND RAPIDS	-	-	10	27	-	-	-	-	-	-	37
MAFEKING	-	-	6	10	-	-	-	-	-	-	16
MOOSE LAKE	-	-	4	20	-	-	-	-	-	-	24
PELICAN RAPIDS	-	-	-	10	-	-	-	-	-	-	10
SHERRIDON	-	-	-	10	-	-	-	-	-	-	10
THE PAS	78	149	-	-	1	-	-	-	-	20	228
THE PAS-BIG EDDY	-	-	6	19	-	-	-	-	-	-	25
THE PAS-YOUNGS POINT	-	-	6	20	-	-	-	-	-	-	26
THE PAS-UMPERVILLE	-	-	6	39	-	-	-	-	-	-	45
THE PAS-RHAL'S ISLAND	-	-	-	1	-	-	-	-	-	-	1
WANLESS	-	-	2	5	-	-	-	-	-	-	7
TOTAL	**114**	**211**	**44**	**198**	**46**	**-**	**16**	**20**	**16**	**20**	**649**

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1987)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
NORMAN EAST - AREA #8											
BROCHET	-	-	-	15	-	-	-	-	-	-	15
CHURCHILL	-	329**	10	-	-	-	-	-	-	67	339
CROSS LAKE	-	-	4	19	-	-	-	-	-	-	23
GILLAM	-	7	-	-	-	-	-	-	-	-	7
GOD'S LAKE NARROWS	-	-	-	5	-	-	-	-	-	-	5
GRANVILLE LAKE	-	-	4	-	-	-	-	-	-	-	4
ILFORD	-	-	-	19	-	-	-	-	-	-	19
LEAF RAPIDS	-	213	-	-	-	-	-	-	-	-	213
NELSON HOUSE	-	-	-	9	-	-	-	-	-	-	9
NORWAY HOUSE	-	-	4	20	-	-	-	-	-	-	24
PIKWITONEI	-	-	-	9	-	-	-	-	-	-	9
SOUTH INDIAN LAKE	-	-	-	1	-	-	-	-	-	-	1
THICKET PORTAGE	-	-	-	19	-	-	-	-	-	-	19
THOMPSON	-	54	-	-	-	-	-	-	-	-	54
WABOWDEN	-	-	16	46	-	-	-	-	-	-	62
TOTAL	-	603	38	162	-	-	-	-	-	67	803
TOTAL RURAL	2156	2058	709	679	97	92	471	2188	106	178	8450
WINNIPEG	4814	3617	-	-	278	111	1193	3961	306	807	13974
GRAND TOTAL	6970	5675	709	679	375	203	1664	6149	412	985	22424

*** NOT INCLUDED IN TOTAL**
**** INCLUDES 89 FEDERAL UNITS**

PROVINCIAL AUDITOR'S REPORT

MANITOBA HOUSING AND RENEWAL CORPORATION

Manitoba

THE MANITOBA HOUSING AND RENEWAL CORPORATION

REPORT OF THE PROVINCIAL AUDITOR'S OFFICE

We have examined the balance sheet of The Manitoba Housing and Renewal Corporation as at March 31, 1987, and the statements of operations, The Manitoba Housing and Renewal Fund and changes in financial position for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1987, and the results of its operations and the changes in its financial position for the year then ended, in accordance with the accounting principles described in note 2 to the financial statements applied, except for the change in the method of valuing purchased land held for future development or sale as explained in note 3, on a basis consistent with that of the preceding year.

F. H. Jackson, CA
Provincial Auditor's Office

January 29, 1988
Winnipeg, Manitoba

THE MANITOBA HOUSING AND RENEWAL CORPORATION
BALANCE SHEET
MARCH 31, 1987
(with comparative figures for 1986)

A S S E T S

	1987	1986
Current assets:		
Cash on deposit with the Minister of Finance and in bank	$ 15,466,528	$ 8,440,030
Accounts receivable and accruals (note 4)	12,128,155	11,430,250
	27,594,683	19,870,280
Loans and mortgages receivable (note 5)	112,669,237	91,928,999
Investment in land and housing:		
Housing projects (note 6)	332,254,383	307,233,926
Housing investment (note 7)	11,096,943	11,283,342
Land inventory (note 8)	30,299,502	53,087,003
Renewal schemes (note 9)	148,171	224,370
	373,798,999	371,828,741
Corporate fixed assets (note 10)	452,432	482,403
	$514,515,351	$484,110,323

LIABILITIES AND FUND BALANCE

Current liabilities:		
Accounts payable, holdbacks and accruals	$ 18,451,446	$ 20,217,326
Long-term land lease and rental subsidies received in advance (note 11)	217,205	221,026
Long-term debt (note 12)	495,606,767	453,719,016
	514,275,418	474,157,368
Fund balance:		
The Manitoba Housing and Renewal Fund	239,933	9,952,955
	$514,515,351	$484,110,323

Approved on behalf of the Board:

_____ Director _____ Director

(see accompanying notes)

MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF OPERATIONS
YEAR ENDED MARCH 31, 1987
(With comparative figures for 1986)

	1987	1986
Revenue:		
Grants from the Government of the Province of Manitoba (note 14)	$25,046,751	$23,964,072
Interest from sinking fund and funds held by the Minister of Finance (note 13)	2,060,665	1,295,377
Churchill Propane Distribution System, net proceeds	277,718	252,466
Other	14,774	27,466
	27,399,908	25,539,381
Expenditure: (note 1)		
Interest on demand notes	19,240,317	15,722,488
Less - Interest applied to construction of housing projects, land inventory and housing program subsidies	8,045,678	5,978,430
- Interest earned on loans and mortgages	10,473,389	9,126,483
Interest on demand notes not applied or recovered	721,250	617,575
Rent Supplement Program:		
Rent supplement and administration expenditures	2,878,398	3,174,763
Less - recovery from Canada Mortgage and Housing Corporation	1,193,692	1,488,966
Net program subsidies	1,684,706	1,685,797
Urban and Rural Housing Programs, per schedule	14,601,102	14,741,367
Non-Profit Housing Program, per schedule	1,148,037	847,780
Rural and Northern Housing Program, per schedule	3,503,969	2,628,450
Critical Home Repair Program (note 15)	707,406	831,539
Co-op Homestart Program Assistance	118,845	
Mortgage subsidies	146,935	148,463
Non-profit Housing Corporations:		
Interest	224,655	199,260
Loan forgiveness (note 2c)	64,188	48,120
Depreciation of corporate fixed assets (note 10)	32,407	93,200
Provision for loss on land (note 8)		1,139,823
Net loss on housing projects and land sales	262,781	991,547
Amortization of renewal schemes	72,317	88,215
	23,288,598	24,061,136
Excess of revenue over expenditure, before extraordinary item	4,111,310	1,478,245
Extraordinary item (revaluation of land) (note 3)	13,824,332	
Excess of expenditure over (under) revenue, transferred to The Manitoba Housing and Renewal Fund	$ 9,713,022	$(1,478,245)

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF THE MANITOBA HOUSING AND RENEWAL FUND
YEAR ENDED MARCH 31, 1987
(With comparative figures for 1986)

	1987	1986
Sinking Fund Account:		
Balance at beginning of year	$11,527,033	$ 9,664,899
Add - transfer from General Fund Account		1,862,134
Less - transfer to General Fund Account	11,527,033	
Balance at end of year		11,527,033
General Fund Account:		
Balance at beginning of year	(1,574,078)	2,141,851
Less - adjustment to reflect change in accounting policies		3,332,040
Balance as restated	(1,574,078)	(1,190,189)
Add - excess of expenditure (over) under revenue	(9,713,022)	1,478,245
- balance of Sinking Fund Account	11,527,033	
	239,933	288,056
Less - net transfer to Sinking Fund Account		1,862,134
Balance at end of year	239,933	(1,574,078)
The Manitoba Housing and Renewal Fund	$ 239,933	$ 9,952,955

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF CHANGES IN FINANCIAL POSITION
YEAR ENDED MARCH 31, 1987
(With comparative figures for 1986)

	1987	1986
Cash provided by (used for):		
Operating activities:		
Excess of expenditure (over) under revenue	$ (9,713,022)	$ 1,478,245
Items not involving cash		
Depreciation and amortization	2,054,249	1,931,542
Loan forgiveness	486,113	600,551
Provision for loss on land		1,139,823
Extraordinary item (note 3)	13,824,332	
	6,651,672	5,150,161
Net change in non-cash working capital balances related to operations	(2,463,785)	488,766
	4,187,887	5,638,927
Financing activities:		
Increase in long-term debt	78,628,970	63,690,632
Repayment of long-term debt	(24,015,294)	(15,019,161)
	54,613,676	48,671,471
Investing activities:		
Additions to land and housing	(42,809,975)	(44,794,888)
Less - recovery of CMHC share	3,558,841	5,756,582
	(39,251,134)	(39,038,306)
Additions to loans and mortgages	(40,423,915)	(24,088,198)
Net proceeds from disposal of land and housing	8,977,064	3,444,980
Net proceeds from repayment of loans and mortgages	18,922,920	9,675,282
	(51,775,065)	(50,006,242)
Increase in cash	7,026,498	4,304,156
Cash at beginning of period	8,440,030	4,135,874
Cash at end of period	$ 15,466,528	$ 8,440,030

THE MANITOBA HOUSING AND RENEWAL CORPORATION
SCHEDULE OF HOUSING PROGRAM SUBSIDIES
YEAR ENDED MARCH 31, 1987
(with comparative figures for 1986)

	1987	1986
Urban and Rural Housing Programs:		
Rental revenue	$34,295,380	$34,092,583
Expenditure:		
Property operating expenses	24,336,450	23,720,449
Grants in lieu of Municipal taxes	11,002,616	10,624,657
Administration	3,767,327	3,620,922
Depreciation and interest	23,292,759	23,369,204
	62,399,152	61,335,232
Operating Loss	28,103,772	27,242,649
Less - Canada Mortgage and Housing Corporation share of operating loss	13,502,670	12,501,282
Net program subsidies	$14,601,102	$14,741,367
Non-Profit Housing Program:		
Rental revenue	$ 2,594,222	$1,269,738
Expenditure:		
Property operating expenses	1,182,283	861,992
Grants in lieu of Municipal taxes	838,372	415,801
Administration	260,235	106,274
Depreciation and interest	5,255,771	2,896,701
	7,536,661	4,280,768
Operating Loss	4,942,439	3,011,030
Less - Canada Mortgage and Housing Corporation share of operating loss	3,794,402	2,163,250
Net program subsidies	$ 1,148,037	$ 847,780
Rural and Northern Housing Program:		
MHRC administered units:		
Rental revenue	$ 1,874,491	$ 1,843,592
Expenditure:		
Property operating expenses	1,099,993	1,123,764
Grants in lieu of Municipal taxes	349,856	357,472
Administration	418,703	463,983
Depreciation and interest	6,145,715	4,628,050
	8,014,267	6,573,269
Operating Loss	6,139,776	4,729,677
Less - Canada Mortgage and Housing Corporation share of operating loss	4,513,371	3,547,259
	1,626,405	1,182,418
CMHC administered units:		
MHRC share of operating loss	1,877,564	1,446,032
Net program subsidies	$ 3,503,969	$ 2,628,450

THE MANITOBA HOUSING AND RENEWAL CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 1987

1. Nature of the Corporation

The Manitoba Housing and Renewal Corporation (MHRC) was established as a Crown corporation by The Housing and Renewal Corporation Act on June 21, 1967. The objective of the Corporation is to improve standards of living accommodation in the Province of Manitoba and to assist residents to obtain living accommodation of reasonable standards.

Administrative services are provided by the Department of Housing, Province of Manitoba. Costs of these administrative services are not reflected in these financial statements except for administrative charges which are cost shared with the Canada Mortgage and Housing Corporation (CMHC).

The Corporation is economically dependent on the Government of the Province of Manitoba.

2. Significant accounting policies

a) The Corporation's financial statements are prepared using the accrual basis of accounting except for the discounts on sinking fund investments. Discounts obtained at the time of acquisition are taken into income on maturity of the related investments which are recorded at cost.

2. Significant accounting policies (continued)

b) Loan forgiveness under the Critical Home Repair Program is approved in accordance with the terms of the loan agreement and charged to operations in the year that the forgiveness is allowed.

c) The Corporation participates in a CMHC administered program for non-profit housing corporations. Payments are issued as forgiveable loans which are reflected as loans and mortgages receivable. During the year forgiveable loans in the amount of $37,960 (1986 - $562,413) were issued. The forgiveness conditions require that the project operate under CMHC guidelines throughout the term of the related operating agreement. Loan forgiveness is earned by the non-profit corporations in equal annual amounts over the period of the related operating agreements and is recognized as an operating expenditure on the annual anniversary date of each operating agreement. During the year forgiveness in the amount of $64,188 (1986 - $48,120) was earned by the recipient corporations.

d) Valuation, depreciation and amortization are described in subsequent notes as follows:

Housing projects	- note 6
Housing investments	- note 7
Land inventory	- note 8
Renewal schemes	- note 9
Corporate fixed assets	- note 10

3. Change in accounting policy

The Corporation prospectively changed its accounting policy during the year ended March 31, 1987 for valuing purchased property included with land held for future development or sale.

The Corporation initiated a series of appraisals and reviews of these lands. These land asset values, previously valued at capitalized cost, are now valued at the lower of capitalized cost or appraised value as at March 31, 1987. The comparative data presented for the prior year has not been restated to reflect this change. The effect of this change has been to increase the excess of expenditure over revenue and to decrease the balance of the Manitoba Housing and Renewal Fund, by $26,550,257.

Concurrently with this land revaluation by the Corporation, the Government of the Province of Manitoba forgave $12,725,925 of the Corporation's indebtedness associated with land valuation. The change in accounting policy, together with the concurrent forgiveness of the Corporation's indebtedness, resulted in an extraordinary adjustment of $13,824.332.

4. Accounts receivable and accruals

	1987	1986
Canada Mortgage & Housing Corporation	$ 6,434,436	$ 7,736,520
Government of the Province of Manitoba and its agencies	2,425,138	626,624
Other - net of allowance (1987 - $192,816, 1986 - $202,603)	3,268,581	3,067,106
Accounts receivable and accruals	$ 12,128,155	$11,430,250

5. Loans and mortgages receivable

	1987	1986
Rural and Northern Housing Program	$ 6,523,357	$7,216,889
Less - financing provided by CMHC	4,871,240	5,384,127
	1,652,117	1,832,762
Critical Home Repair Program:		
- recoverable loans	1,217,622	1,214,609
- forgiveable loans (note 2b)	1,233,354	1,364,261
The Pas Mobile Home Subdivision	173,530	214,276
Manitoba RentalStart Programs:		
Manitoba Urban RentalStart Program	25,323,275	12,106,663
Manitoba Rural RentalStart Program	854,251	
Manitoba Seniors RentalStart Program	240,492	
	26,418,018	12,106,663
Homes in Manitoba Programs:		
Affordable New Homes Program	50,466,058	62,136,020
Core Area Infill Housing Program	5,411,705	2,731,881
Buy and Renovate Housing Program	3,186,824	3,226,375
Builder Developer Housing Program	1,155,693	1,705,688
	60,220,280	69,799,964
Urban Native Non-Profit Housing Program	7,715,641	
Private Non-Profit Housing Program	290,185	
Aspen Park Condominium Conversion	1,443,624	
Lease/purchase land agreements	2,274,935	2,411,902
Non-profit housing corporations forgiveable loans (note 2c)	2,172,201	2,198,429
Cooperative HomeStart Program	3,580,406	352,466
Community Residences Program	4,262,913	420,263
Other	14,411	13,404
Loans and mortgages receivable	$112,669,237	$91,928,999

5. Loans and mortgages receivable (continued)

Mortgages under the Homes in Manitoba Program are administered by both outside lending institutions and by MHRC. Those administered by outside lending institutions, amounting to $49,851,842 (1986 - $61,109,786), are insured by CMHC or the Mortgage Insurance Company of Canada. Those administered by MHRC, amounting to $10,368,438 (1986 - $8,690,178), and Aspen Park Condominium Conversion are assessed a fee which is set aside in a fund to provide for any related expenses in the event of default by a mortgagor. This fund is included with accounts payable and is summarized as follows:

	1987	1986
Balance at beginning of year	$144,314	$ 92,887
Add - insurance fees assessed and interest	38,640	51,427
Balance at end of year	$182,954	$144,314

6. Housing projects

	1987	1986
Rural and Northern Housing Program:		
Completed - for rent	$ 26,233,877	$ 22,098,431
- for sale	6,336,275	6,361,562
Under construction	896,034	1,245,999
Upgrading program - deferred capital costs	305,365	470,130
	33,771,551	30,176,122
Less - financing provided by CMHC	25,270,837	22,573,544
	8,500,714	7,602,578
Other Urban and Rural Housing Programs:		
Completed	314,529,817	284,053,972
Under construction	9,223,852	15,577,376
	323,753,669	299,631,348
Housing projects	$332,254,383	$307,233,926

Completed housing projects are valued at capitalized cost less depreciation.

Projects under construction are valued at capitalized cost which includes direct construction costs, land acquisition, interest, grants in lieu of taxes and an administrative fee charged by the Department of Housing, Province of Manitoba.

6. Housing projects (continued)

The upgrading program relates to rehabilitation costs incurred on rental units and these costs are being depreciated on a straight-line basis over the remaining term of the original mortgage.

Under the Rural and Northern Housing Program depreciation is based on the imputed principal repayment equivalent to that of 100% debt financing with CMHC rates. Depreciation under other urban and rural housing programs is based on the actual principal repayment of the related debt.

Depreciation on housing projects is included as an expenditure in housing program subsidies.

7. Housing investment

Housing investment represents joint venture projects under the Rural and Northern Housing Program which are being administered by CMHC. The investment balance represents MHRC's share and is valued at capitalized cost less depreciation which is equal to the annual principal repayment of the related debt as determined by CMHC. Depreciation is included as an expenditure in the Rural and Northern Housing Program.

8. Land inventory

	1987		1986	
	COST	ACCUMULATED LOSS PROV.	COST	ACCUMULATED LOSS PROV.
Under development	$ 9,000,816	$ 6,234,545	$11,840,682	$8,068,679
Future development or sale	52,651,460	26,941,957	48,098,152	633,700
Leased land	1,823,728		1,850,548	
	63,476,004	$33,176,502	61,789,382	$8,702,379
Accumulated loss provision	33,176,502		8,702,379	
Land inventory, net	$30,299,502		$53,087,003	

The net change to the accumulated loss provision is as follows:

	1987	1986
Under development		$1,103,823
Future development or sale		36,000
Provision for loss on land		1,139,823
Revaluation of land (note 3)	$26,550,257	
Less - losses realized	2,076,134	976,400
Net change to accumulated loss provision	$24,474,123	$ 163,423

Land inventory is valued at capitalized cost less accumulated provision for losses on land under development and on land held for future development or sale. Capitalized cost includes aquisition costs, interest, planning and development costs, grants in lieu of taxes where applicable, less revenue derived from use of undeveloped land.

9. Renewal schemes

Renewal schemes are valued at cost less amortization. Amortization is based on the actual principal repayment of the related debt.

10. Corporate fixed assets

	1987			1986
	COST	ACCUMULATED DEPRECIATION	NET	NET
Land	$ 71,900	$	$ 71,900	$ 71,900
Buildings	357,337	84,292	273,045	276,145
Office furnishings	500,251	393,959	106,292	132,864
Construction equipment	20,607	19,412	1,195	1,494
Corporate fixed assets	$950,095	$497,663	$452,432	$482,403

Corporate fixed assets are valued at cost less depreciation provided on the following bases:

Buildings - straight-line based on a 50 year useful life or if funded by specific long-term debt based on the annual principal repayment of the related debt, amortized over 50 years.

Office furnishings and construction equipment - 20% of the undepreciated balance.

Depreciation in the amount of $32,407 (1986 - $93,200) is reflected as a separate corporate expenditure and depreciation in the amount of $1,995 (1986 - $112,980) is included as an expenditure in the urban and rural housing programs.

11. Long-term land lease and rental subsidies received in advance

	1987	1986
Long-term land lease prepaid, expiring in 2039	$ 80,897	$ 82,436
Long-term rental subsidies received in advance from sponsors	136,308	138,590
Long-term land lease and rental subsidies	$217,205	$221,026

12. Long-term debt

	1987	1986
Government of the Province of Manitoba:		
Demand notes payable (convertible to long-term advances), at prime interest rates or fixed rates from 8 3/4% to 14%	$167,666,270	$147,598,188
Long-term advances, at rates from 8.28% to 14.50% maturing at various dates to 2029 and requiring annual payments of $12,112,736 towards principal and interest	106,270,398	80,910,587
Canada Mortgage and Housing Corporation:		
Long-term advances - housing and land, at rates from 7% to 11% maturing at various dates to 2030 and requiring annual payments of $22,625,528 towards principal and interest	230,595,128	231,486,959
- renewal schemes, at rates from 6 3/8% to 8 1/4% maturing at various dates to 1989 and requiring annual payments of $112,333 towards principal and interest	148,171	223,627
	504,679,967	460,219,361
Less: Sinking fund on deposit with the Government of the Province of Manitoba (note 13)	14,065,639	11,527,033
	490,614,328	448,692,328
Mortgages payable (assumed on property acquisitions), at rates from 5 1/8% to 14 1/4% maturing at various dates to 2028 and requiring annual payments of $484,574 towards principal and interest	4,992,439	5,026,688
Long-term debt	$495,606,767	$453,719,016

13. Sinking fund

	1987		1986	
	PAR VALUE	COST	PAR VALUE	COST
Bonds: (note 2a)				
Manitoba Hydro - Electric Board	$ 6,604,000	$ 5,140,444	$ 5,972,000	$ 4,460,645
Manitoba Telephone System	1,422,000	1,005,715	1,605,000	1,140,547
Government of the Province of Manitoba	2,486,000	2,445,619	2,496,000	2,455,569
	$10,512,000	8,591,778	$10,073,000	8,056,761
Cash, interest bearing		5,473,861		3,470,272
Sinking fund		$14,065,639		$11,527,033

MHRC is required to maintain a sinking fund on deposit with the Minister of Finance for the purpose of retiring at maturity, long-term debt which does not require annual principal repayments. The required minimum annual payment to the sinking fund must equal 4% of the sinking fund balance as at the end of the preceding fiscal year plus 1% of the advances and borrowings of MHRC other than those secured by a first mortgage on land or by an agreement or debenture that provides for the retirement of the debt by annual repayments of principal and interest. Income earned on sinking fund investments (1987 - $1,213,187, 1986 - $996,349) is paid to MHRC and all or a portion of the income earned (1987-$1,213,187, 1986-$777,491) is set aside in the sinking fund in addition to the minimum statutory requirement.

14. Grants from the Government of the Province of Manitoba

	1987	1986
Department of Housing:		
- MHRC operating programs	$23,620,751	$23,010,072
- Sinking fund	1,426,000	954,000
Grant Revenue	$25,046,751	$23,964,072

15. Critical Home Repair Program

	1987	1986
Loan forgiveness (note 2b)	$ 486,113	$ 600,551
Interest allocated	278,190	315,201
Interest earned	(106,648)	(103,037)
Other	49,751	18,824
	$ 707,406	$ 831,539

16. Commitments

The Corporation is committed to expend $80,913,271 for completion of housing under construction and for approved mortgage applications.

17. Guarantees

The Corporation has guaranteed the repayment of mortgages and has issued Letters of Credit guaranteeing the terms and conditions of land development agreements and construction contracts. The outstanding guarantees are as follows:

	1987	1986
Mobile Home Loan Guarantee Program	$9,048,799	$5,888,803
Rural Mortgage Lending Program	207,649	224,231
Other mortgage guarantees	296,500	132,500
Letters Of Credit	445,240	489,853
Total Guarantees	$9,998,188	$6,735,387

A guarantee fee of 2% charged for each mortgage is paid into the Mortgage Insurance Fund. This fund is included with accounts payable and is summarized as follows:

	1987	1986
Balance at beginning of year	$ 82,518	$112,572
Add - net proceeds from claim settlements	27,095	50,439
- insurance fees assessed	119,949	
- interest on cash	11,655	5,473
	$241,217	168,484
Less - mortgage settlements paid		85,966
- other (taxes)	789	
Balance at end of year	$240,428	$ 82,518

18. Comparative figures

Certain comparative figures on the financial statements have been restated to conform with the presentation of the current year.

MANITOBA HOUSING

THE DEPARTMENT

COOPERATIVE HOMESTART PROGRAM

Technical Resource Group Assistance (Program III): Grants of up to a maximum of $17,500 are available to eligible housing co-ops to provide financial assistance for the initial promotion, planning and development work which is required by a group organizing a housing cooperative. Start-up grants to 14 cooperatives totalling $105,910 were approved during 1986/87.

Note: Further assistance is provided through MHRC and is covered in that portion of the annual report. (See Page 3)

CRITICAL HOME REPAIR PROGRAM - PENSIONER

This component of the Critical Home Repair Program provides eligible pensioner homeowners, whose houses are five years old or older, grants to assist with critical repairs to their homes.

In this fiscal year a total of 1,009 applications were approved. Commitments to pensioner homeowners under the program this fiscal year were $994,105.32.

Note: The low-income component of this program is financed by M.H.R.C. and is shown in that portion of this annual report. (See Page 1)

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

The Residential Rehabilitation Assistance Program, administered in designated areas by Manitoba Housing, is a federal program designed to prolong the life of existing dwellings. Under this program, qualifying homeowners may receive a loan of up to $25,000 ($6,250 of which may be forgivable, depending on income and location in the province) to repair their homes. During this fiscal year, 281 applications were approved.

GRANTS TO ELDERLY AND INFIRM PERSONS HOUSING

Prior to June 1976, approved sponsors licensed under the Elderly and Infirm Persons' Housing Act (E & IPH) were eligible to receive capital grants of up to $1,700 for each single unit and $2,150 for a double unit. These grants are paid to licensed sponsors over a number of years, and serve to reduce the rental charges to tenants.

Grants disbursed this fiscal year totalled $205,327.

CORE AREA INITIATIVE HOME REPAIR PROGRAM

The objective of this program is to assist in the upgrading of existing housing stock in the core area of Winnipeg.

Homeowners who receive a federal Residential Rehabilitation Assistance Program (RRAP) loan are also eligible to receive interest write-down benefits. Homeowners may receive the interest write-down equivalent to an effective rate of between 0% and 8% depending on income.

Landlords in the core area of Winnipeg may also be eligible to receive assistance under the program and may receive an interest write-down to an effective 9-1/2% rate.

As at March 31, 1987:

No. of homeowner applications received	2,195
No. of landlord applications received	182
Total	2,377
No. of applications approved	1,548
No. of applications in process	159
No. of applications suspended	37
No. of applications ineligible	633
Total	2,377
Average monthly benefit	$35.25
Expenditures this fiscal year	$586,564

CORE AREA INITIATIVE GRANT TO HOMEOWNERS

This program is designed to provide incentives to home buyers purchasing homes within the core area of Winnipeg. Conditional grants of up to $10,000 are available for new homes. There are no income limitations but the home must be the applicant's primary residence. Funding is provided under the Core Area Initiatives Agreement.

The grant is in the form of a forgivable loan earned at the rate of 20% per year. Any outstanding amount becomes payable if the residence is sold or ceases to be the applicant's principal residence.

Over the program's life span of October 1, 1982 through to March 31, 1987, the budget of $2,500,000 provides for an estimated take up of 550 units.

The fiscal year brought forth the following data:

CORE AREA INITIATIVE GRANT TO HOMEOWNERS (cont'd)

As at March 31, 1987:

NEW HOMES:

No. of applications carried over from previous year	67
No. of applications received	36
Total number approved	103

EXISTING HOMES:

No. of applications carried over from previous year	3
No. of applications received	0
Total number approved	1

Expenditures this fiscal year	$ 532,958
Total Expenditures since Program Inception	$2,046,458

SHELTER ALLOWANCES FOR ELDERLY RENTERS (SAFER)

The SAFER Program (Shelter Allowances for Elderly Renters) provides direct monthly cash assistance to persons aged 55 and over who rent their living accommodation in the private rental marketplace and whose rent exceeds 25% of household income. Persons residing in elderly persons' public housing, rent supplement housing or personal care homes are not eligible for benefits under this program.

The maximum benefit under the program is $140 per month, based on maximum eligible income qualifications of $14,100 for single renters and $15,000 for couples. Maximum rents on which claims can be made are $325 per month for a single renter and $350 per month for a couple.

The period of April 1, 1986 to March 31, 1987, provided the following assistance:

No. of pensioner households who received benefits during this fiscal year	4,066
No. of clients receiving benefits (as at March 1987)	3,315
Average monthly benefits:	
Singles	$74.32
Couples	$38.78
Shared accommodation	$41.58
Clientele between 55 and 64 years of age	314
Clientele aged 65 and over	3,001
Total expenditure this fiscal year	$3,086,368

SHELTER ALLOWANCES FOR FAMILY RENTERS (SAFFR)

The SAFFR Program (Shelter Allowances for Family Renters) provides monthly cash benefits to assist eligible families who rent their accommodations in the private rental marketplace.

This program provides payments to cover up to 90% of eligible rent costs over 25% of income for lower income families. As incomes increase and rents decrease in proportion to income, the assistance is reduced.

Families who receive rental assistance through social allowance payments or who reside in government subsidized housing are not eligible for this program.

To qualify, there must be dependent children under 18 years of age living in the household.

The maximum claimable rents are $350 for a two person family, $375 for a three person family, and $400 for a four person or larger family.

The maximum benefit available to families is $150 per month, with the actual amount calculated on the basis of rental costs and income.

The fiscal period of April 1, 1986 to March 31, 1987 brought forth the following data:

No. of families who received benefits during this fiscal year	2,071
Average monthly benefits:	
Single parent families	$101.04
Two parent families	$109.55
Total expenditures for this fiscal year	$1,446,940

PENSIONER TENANTS SCHOOL TAX ASSISTANCE

The Pensioner Tenants School Tax Assistance Program provides annual assistance of up to $175 to qualifying pensioner tenants to offset the school tax portion of rental costs. It is payable once a year. This program is administered by Manitoba Housing on behalf of the Department of Finance.

An application submitted during 1987 relates to rents paid during the 1986 calendar year. The payment covers 10% of total rent for the 1986 year in excess of $1,625 to a maximum of $175.

PENSIONER TENANTS SCHOOL TAX ASSISTANCE (cont'd)

Tenants between the age of 55 to 64 who derive their income primarily from pension sources, or pensioners aged 65 years or older who rented their principal residence in the private rental market during the previous calendar year, are generally eligible.

Pensioners who were eligible during the previous years, but who did not receive their rebate, can apply for benefits retroactively for up to four years.

Tenants living in elderly persons housing or non-profit housing for the elderly, which is exempt from taxation for school purposes, do not qualify for benefits under this program because rents in these housing units do not include school tax costs.

April 1, 1986 - March 31, 1987:

Number of rebate cheques issued 8,327
(includes multiple rebates for retroactive benefits, and applications received in previous fiscal year and paid in current year)

Average benefits paid:

Singles	$170.50
Couples	$173.31
Household Sharers	$174.33
Sharers	$146.76

Expenditures for 1986/87:

1981 rebates	28,673.67
1982 rebates	57,441.12
1983 rebates	75,508.18
1984 rebates	106,318.94
1985 rebates	371,760.17
1986 rebates	1,020,390.17
Total	1,660,592.25

LANDLORD AND TENANT AFFAIRS BRANCH

The Landlord and Tenant Affairs Branch was formed in 1985-86 with the merger of the Office of the Rentalsman and the Rent Regulation Bureau. This merger arose out of a desire to provide "one-stop shopping" for both landlords and tenants, and maximum service and convenience to the public.

A review committee consisting of representatives of both landlord and tenant interests was established in October 1985 to review the Landlord and Tenant Act as well as The Residential Rent Regulation Act. The committee submitted its Recommendations to the Minister in February 1987.

OFFICE OF THE RENTALSMAN

The Office of the Rentalsman is charged with the administration of The Landlord and Tenant Act and as such is concerned with all residential tenancies in Manitoba. Its responsibilities are twofold:

1) providing an information and education program for landlords and tenants;

2) mediating and/or arbitrating disputes (except rent regulation matters) between landlord and tenant.

1986/87 saw a continuing need for the services provided by this office. The distribution of new cases was as follows:

Security Deposit Disputes	2,018
Requests for Repairs by Tenants	740
Improper Notice by Landlord or Tenant	852
Non-Payment of Utilities by Landlord	482
Others	1,177
TOTAL	5,269

Of this total, 4,590 originated in the Winnipeg region, 421 in the Brandon region and 258 in other towns and cities.

A total of 5,961 cases were closed in this year.

The office continues to meet its information/education program through public speaking engagements, printed matter and telephone enquiries.

RENT REGULATION BUREAU

The Rent Regulation Bureau is responsible for the regulation of rent increases in the province of Manitoba pursuant to The Residential Rent Regulation Act.

The Act and its regulation outline the procedure by which a landlord of residential properties may apply for a rent increase higher than the guideline and provides the means by which tenants may object to any rent increase.

RENT REGULATION BUREAU (cont'd)

The main responsibilities and functions of the Rent Regulation Bureau are as follows:

- receiving and reviewing landlord's applications for rent increases above the guidelines;
- receiving and reviewing tenants' objections to any rent increases;
- recommending allowable rent increases based on landlords' applications and tenants' objections;
- investigating non-compliance with the legislation;
- disseminating information about the program to the public; and
- monitoring and compiling information respecting rent increases, rent levels and any other matters relating to residential rental properties.

The guideline rent increase for 1987 was set at 3%. The number of applications for increases above the guidelines showed 10,377 units in fiscal 1986/87, down from 12,759 units in fiscal 1985/86. A total of 165 objections to rent increases at or below the guideline were received from tenants, down from 188 in the previous year. The number of cases dealing with non-compliance with the Act showed a 1% decline from 694 cases to 686 cases, with 241 of these being referred to the Appeal Panel.

RENT APPEALS BRANCH

The appeal procedure for landlord and tenants was established by the Residential Rent Regulation Act, which came into force August 1, 1982. The Rent Appeals Branch was formed as an independent Branch in November of 1982. Appeal panel members are appointed by Order-In-Council. Hearings are referred to panels by the Coordinator of Appeals.

The Rent Appeals Branch provides various services to the public. The primary services are:

1) To hear appeals from landlords and tenants of recommendations issued by the Rent Regulation Bureau.

2) To consider applications for exemption based on major rehabilitation. (The Act provides for exemptions from rent controls over a period of time not exceeding five years where a panel finds such an exemption is warranted).

RENT APPEALS BRANCH (cont'd)

3) To receive applications from the Rent Regulation Bureau for Compliance hearings. Section 29(2) of the Residential Rent Regulation Act provides that where the Director of the Rent Regulation Bureau has reasonable and probable grounds to believe that a landlord has collected a rent in excess of the increase in rent permitted, he may apply to the Coordinator of Appeals for a roll-back of the rent and refund of excess rent with interest. Such orders are issued by a panel convened by the Coordinator of Appeals.

A higher proportion of recommendations being appealed led to a 71% increase in the number of appeals received. There was a concurrent increase in enquiries about the right to appeal, hearing procedures and relevant sections of the Residential Rent Regulation Act. The level of other services provided remained more or less constant.

RENT APPEALS BRANCH
ACTIVITY SUMMARY

APPEALS	1985/86	1986/87
Landlord initiated	1,176	2,897
Tenant	717	901
Carried Forward	508	308
TOTAL	2,401	4,106
HEARINGS		
Number of hearings	299	230
Number of units involved	3,765	3,249
Compliance	14	13
Compliance - Units involved	90	250
DECISIONS		
Recommendation upheld	1,386	652
Recommendation varied	673	1,325
APPLICATIONS FOR REHABILITATION		
Approved	56	250
Rejected	370	171
TOTAL	426	421
APPLICATIONS FOR EXEMPTION		
Approved	114	200
Rejected	-	-
Pending	-	-
TOTAL	114	200

COMMUNICATIONS

The Communications Branch is responsible for informing the public of Manitoba Housing programs and policies. It accomplished this by planning and carrying out various communication strategies, including news releases, advertising, signage, exhibits, brochures and media contacts.

News conferences were conducted on a variety of topics in 1986-87, such as departmental financing of two new cooperative housing projects and establishment of the Seniors' RentalStart program. Throughout the year, the branch responded to approximately 60 media enquiries on various departmental projects and programs.

Numerous speeches were written for public appearances made by the Minister. As well, the branch organized official openings for approximately 12 Manitoba Housing projects in both Winnipeg and rural areas.

Communications was a major participant in the public sale of 75 infill homes in August, overseeing the production of posters and information kits, placing radio and newspaper ads, and advising news media of the event.

Communications again conducted a province-wide campaign to inform landlords and tenants of the annual rent increase guideline.

New initiatives included establishing a departmental Speakers Program and writing feature articles on Manitoba Housing programs for publication in rural and community newspapers.

PERSONNEL ADMINISTRATION

One March 31, 1987, Manitoba Housing employed 258 people. Salary costs in 1986/87 were $7.1 million.

In 1986/87, Housing provided work experience for five individuals under the Human Resources Opportunity Program. One of these individuals was able to successfully compete for a Civil Service position in the department.

In the summer of 1986 Housing employed ten students through the Student Temporary Employment Program (S.T.E.P.) in a variety of career related projects. Another six students were also employed through the department's budgeted funds.

Two employees retired from Manitoba Housing in 1986/87.

Manitoba Housing's Joint Affirmative Action Committee developed an action plan for the department. The plan received the Central Affirmative Action Committee's approval and implementation was started.

PROVINCIAL AUDITORS REPORT

MANITOBA HOUSING

THE DEPARTMENT OF HOUSING

SUMMARY STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED MARCH 31, 1987

(with comparative figures for March 31, 1986)

($000's)

	1987	1986
REVENUE:		
Operating Programs:		
Manitoba Hydro	$ 4.5	$ 13.8
Property Administration	1,972.6	1,901.6
Residential Rehabilitation Assistance Program	119.9	284.3
C.M.H.C. Delivery fees	389.8	
Rural and Northern Housing Program	116.0	97.2
Sundry	25.7	12.8
Total Revenue	**2,628.5**	**$ 2,309.7**
EXPENDITURE:		
Operating Programs:		
General Administration	$ 3,224.7	$ 3,050.4
Property Management and Landlord and Tenant Affairs	2,923.1	2,770.1
Program Delivery	10,397.6	10,121.8
Transfer Payments to the Manitoba Housing and Renewal Corporation	23,620.7	23,010.1
Total	**$40,166.1**	**$38,952.4**
Expenditures Related to Capital Assets:		
Capital Grants	$ 1,029.7	$ 1,279.8
Canada-Manitoba-Winnipeg Core Area Agreements	584.0	497.5
Less: Recoverable from Urban Affairs	(584.0)	(497.5)
Total	**2,000.0**	**1,279.8**
TOTAL EXPENDITURE	**$41,195.8**	**$40,232.2**

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1987

($000's)

	1986-87			
	Actual ($)	Estimate ($)	Variance ($)	Notes
1. GENERAL ADMINISTRATION				
a) Minister's Salary	10.3	10.3	0.0	
b) Executive Support				
1) Salaries	218.9	198.2	20.7	
2) Other Expenditures	46.4	52.9	(6.5)	1
c) Research and Planning				
1) Salaries	355.3	366.1	(10.8)	
2) Other Expenditures	104.4	82.8	21.6	2
d) Communications				
1) Salaries	89.6	93.0	(3.4)	
2) Other Expenditures	107.4	193.7	(86.3)	3
e) Support Services				
1) Salaries	1,219.8	1,277.5	(57.7)	
2) Other Expenditures	1,072.6	1,343.7	(271.1)	4
TOTAL	3,224.7	3,618.2	(393.5)	
2. PROPERTY MANAGEMENT AND LANDLORD AND TENANT AFFAIRS				
a) Landlord and Tenant Affairs				
1) Salaries	1,882.1	1,939.8	(57.7)	
2) Other Expenditures	167.0	185.5	(18.5)	
b) Property Management				
1) Salaries	710.9	844.6	(133.7)	5
2) Other Expenditures	163.1	206.7	(43.6)	6
TOTAL	2,923.1	3,176.6	(253.5)	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1987

($000's)

	1986-87			
	Actual ($)	Estimate ($)	Variance ($)	Notes
3. PROGRAM DELIVERY				
a) Administrative Costs				
1) Salaries	2,691.6	2,805.1	(113.5)	7
2) Other Expenditures	2,256.7	2,530.3	(273.6)	8
b) Grants and Subsidies				
1) Other grants and subsidies	5,449.6	6,759.4	(1,309.8)	9
2. Pensioner Tenant School Tax Assistance Program	1,660.6	1,737.0	(76.4)	10
3) Less: Recoverable from Finance	(1,660.9)	(1,737.0)	76.1	
TOTAL	10,397.4	12,094.8	(1,697.2)	
4. TRANSFER PAYMENTS TO THE MANITOBA HOUSING AND RENEWAL CORPORATION	23,620.7	25,272.4	§91,651.7)	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1987

($000's)

	1986-87			
	Actual ($)	Estimate ($)	Variance ($)	Notes
5. EXPENDITURES RELATED TO CAPITAL ASSETS				
a) Capital Grants				
1) Critical Home Repair Program	1,029.7	2,000.0	(970.3)	11
TOTAL	1,029.7	2,000.0	(970.3)	
b) Canada Manitoba Winnipeg Core Area Management				
1) Core Area Homeownership Program	533.0	550.0	(17.0)	
2) Logan Redevelopment Program	51.0	52.0	(1.0)	
3) Less: Recoverable from Urban Affairs	(584.0)	(602.0)	18.0	
TOTAL	-	-	-	
TOTAL NET EXPENDITURES	**41,195.6**	**46,162.0**	**(4,966.2)**	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1987

($000's)

	1986-87			
	Actual ($)	Estimate ($)	Variance ($)	Notes
5. EXPENDITURES RELATED TO CAPITAL ASSETS				
a) Capital Grants				
1) Critical Home Repair Program	1,029.7	2,000.0	(970.3)	11
TOTAL	1,029.7	2,000.0	(970.3)	
b) Canada Manitoba Winnipeg Core Area Management				
1) Core Area Homeownership Program	523.0	550.0	(27.0)	
2) Logan Redevelopment Program	14.6	52.0	(37.4)	
3) Less: Recoverable from Urban Affairs	(537.6)	(602.0)	64.4	
TOTAL	-	-	-	
TOTAL NET EXPENDITURES	**41,195.6**	**46,162.0**	**(4,966.2)**	

NOTES

FOR EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1987

($000's)

1. Base salary budgeted in error.

2. Funding pressures were caused by the need to retain outside consultants to supplement staff efforts in protracted Federal Provincial negotiations to define and implement revised bilateral programs.

3. Lapsed funds were the result of resource requirements related to advertising/exhibits and production of brochures for programs being deferred to the 1987-88 fiscal year.

4. Development of Management and Program Information Systems was put into an extended timeframe resulting in a deferral of funds budgeted for computer utilization and converstion costs to 1987-88 fiscal year.

5. As a result of vacant positions throughout the year, human resource costs were over estimated especially at Northern Branch locations.

6. Over estimation of "other operating" resource requirements experienced at both Head Office and Regional Office levels.

7. A net surplus in salaries expenditures was the result of vacant positions throughout the year.

8. The ($273.6) under expenditure was the result of:

   a) A reduced number of "Homes in Manitoba" mortgages administered through agreement with private lending institutions which lowered underwriting fees. Due to an unexpectedly large number of principal repayments on mortgages, servicing fees were also lower. An under expenditure of ($500.0) was the result (Mortgage Services Branch).

9. The decrease in Grants and Subsidies were the result of:

   a) Lower take-up than anticipated in Shelter Allowance Programs (under estimates by $1,088), especially in regard to the elderly component. As well estimated average annual benefits were higher than year end actuals due to increases in client incomes which were in some instances adequate to offset rent increases. Changes to the benefit calculation formulae and increases in allowable rents to reflect market conditions should result in increased expenditures in 87/88 (see below).

10. Pensioner Tenant School Tax Assistance grants experienced less take-up than projected. Actual clients were 7% lower than anticipated. This program is administered by Department of Housing and recovered from Finance.

11. The variance is attributed to an increase in pensioner incomes without any corresponding adjustments to the qualifying incomes for the pensioner component under the Critical Home Repair Program. As a result, the number of clients eligible for the program was lower than originally anticipated for budget estimates.